

FOR
SALE

74 CLOSEFIELD GROVE, MONKSEATON NE25 8ST
£155,000



2 BEDROOM FLAT

- TWO BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO UPPER CHAIN
- SPACIOUS RECEPTION ROOM
- CLASSIC KITCHEN
- MODERN BATHROOM WC
- REAR GARDEN
- EPC RATING C

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ENTRANCE

LANDING
8'0" x 3'2"

LIVING ROOM
14'11" x 12'1"

KITCHEN
8'5" x 11'8"

BEDROOM
12'4" x 10'8"

BEDROOM
7'11" x 13'4"

BATHROOM WC
4'8" x 9'9"

REAR GARDEN

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This well presented, lovely, two bedroom first floor flat built circa 1930 is perfectly located in a highly sought after residential location and is ideal for a range of buyers and has no upper chain. With over 600 square foot of accommodation, this two bedroom property comprises of an entrance hallway with stairs to the landing, a spacious lounge, a classic kitchen benefitting from a range of units with contrasting worktops. Two good sized bedrooms and a modern bathroom WC benefitting from a panelled bath with shower over, pedestal washbasin and low level WC. Externally the property benefits from a private rear garden with two beautiful out houses. The fabulous location and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, great schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

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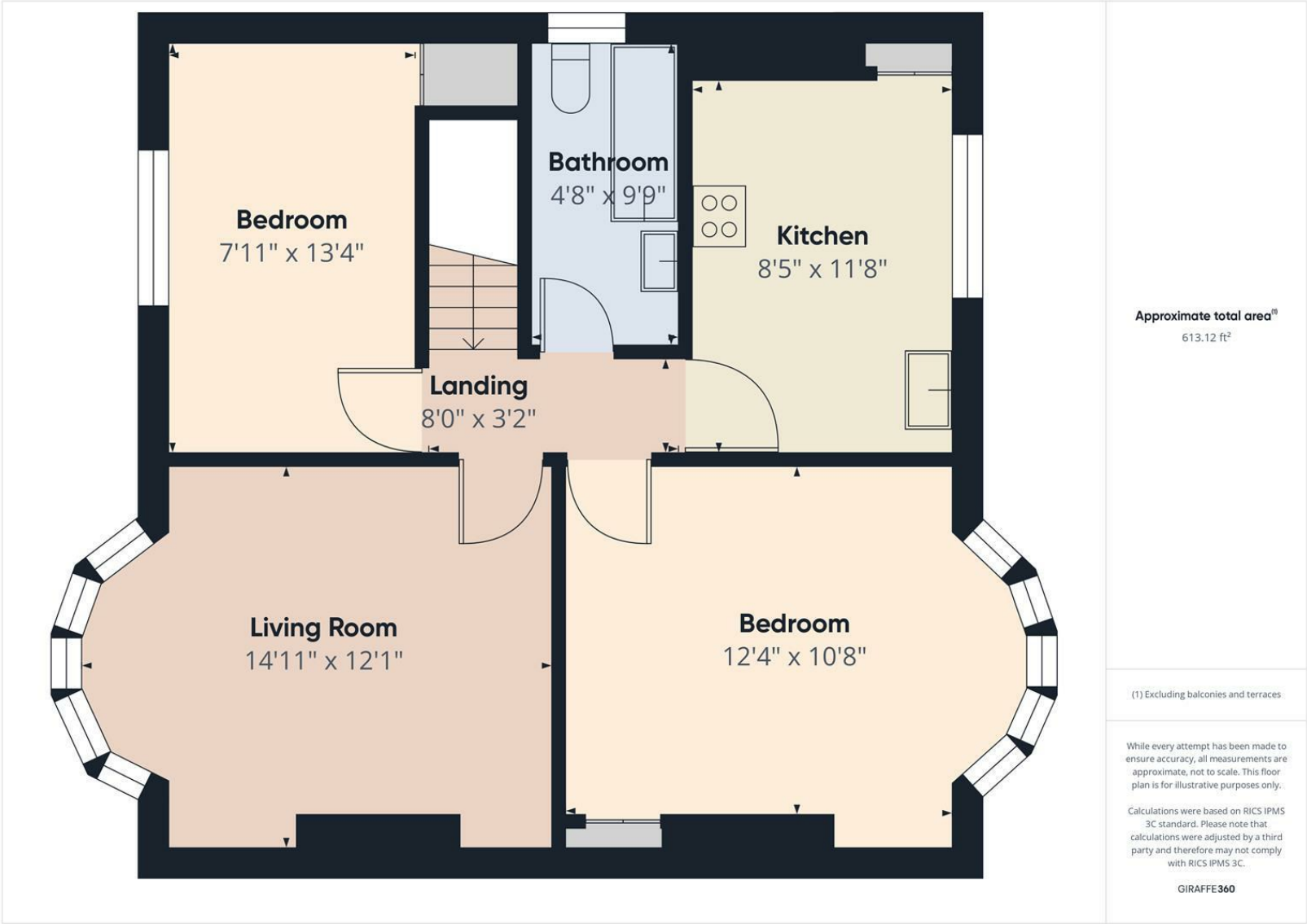
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FLOORPLAN

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 76 | 76 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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